

United States Bankruptcy Court
Middle District of Pennsylvania

In re:
Robert Sweeney, Jr.
Crystal L. Sweeney
Debtors

Case No. 13-04499-JJT
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0314-5

User: JGoodling
Form ID: pdf010

Page 1 of 1
Total Noticed: 1

Date Rcvd: Jun 29, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 01, 2017.

cr +c/o Jack M. Seitz TD Bank, N.A., Lesavoy Butz & Seitz LLC, 7535 Windsor Drive, Suite 200, Allentown, PA 18195-1014

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center. NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 01, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 29, 2017 at the address(es) listed below:

Charles J. DeHart, III (Trustee) dehartstaff@pamd13trustee.com, TWecf@pamd13trustee.com
J. Zac Christman on behalf of Debtor Robert Sweeney, Jr. jchristman@newmanwilliams.com, mdaniels@newmanwilliams.com;epotito@newmanwilliams.com;vsmith@newmanwilliams.com
J. Zac Christman on behalf of Joint Debtor Crystal L. Sweeney jchristman@newmanwilliams.com, mdaniels@newmanwilliams.com;epotito@newmanwilliams.com;vsmith@newmanwilliams.com
Jack M Seitz on behalf of Creditor c/o Jack M. Seitz TD Bank, N.A. jseitz@lesavoybutz.com, sblake@lesavoybutz.com
James Warmbrodt on behalf of Creditor NATIONSTAR MORTGAGE LLC bkgroup@kmlawgroup.com
Joshua I Goldman on behalf of Creditor NATIONSTAR MORTGAGE LLC bkgroup@kmlawgroup.com
Monroe County Tax Claim Bureau MKnitter@monroecountypa.gov, DPugh@monroecountypa.gov
Philip W. Stock on behalf of Creditor Monroe County Tax Claim Bureau pwstock@ptd.net
Thomas I Puleo on behalf of Creditor NATIONSTAR MORTGAGE LLC tpuleo@kmlawgroup.com, bkgroup@kmlawgroup.com
United States Trustee ustpregion03.ha.ecf@usdoj.gov
Vincent Rubino on behalf of Joint Debtor Crystal L. Sweeney epotito@newmanwilliams.com;lhochmuth@newmanwilliams.com;mdaniels@newmanwilliams.com;bsmale@newmanwilliams.com;eapotito@hotmail.com;vsmith@newmanwilliams.com
Vincent Rubino on behalf of Debtor Robert Sweeney, Jr. epotito@newmanwilliams.com;lhochmuth@newmanwilliams.com;mdaniels@newmanwilliams.com;bsmale@newmanwilliams.com;eapotito@hotmail.com;vsmith@newmanwilliams.com
William Edward Miller on behalf of Creditor MTGLQ Investors, L.P. wmiller@sterneisenberg.com, bkecf@sterneisenberg.com

TOTAL: 13

In re:	:	Chapter 13
	:	
ROBERT SWEENEY, JR., a/k/a ROBERT SWEENEY, and CRYSTAL L. SWEENEY, a/k/a CRYSTAL LYNN SWEENEY, a/k/a CRYSTAL SWEENEY,	:	Case No. 13-04499-JJT
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Debtors	:	
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TD BANK, N.A.,	:	
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Movant	:	Motion for Relief from Automatic Stay
v.	:	
	:	
	:	
ROBERT SWEENEY, JR., a/k/a ROBERT SWEENEY, CRYSTAL L. SWEENEY, a/k/a CRYSTAL LYNN SWEENEY, a/k/a CRYSTAL SWEENEY, and CHARLES J. DEHART, III,	:	Hearing Set: July 18, 2017, at 9:30 a.m. U.S. Courthouse, Courtroom 2 197 S. Main St., Wilkes-Barre, PA
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Respondents	:	

Upon consideration of TD Bank, N.A.'s Motion for Relief From the Automatic Stay, and upon consideration of papers in opposition to the Motion (if any), it is hereby

ORDERED that the automatic stay imposed by Section 362 of the Bankruptcy Code is hereby terminated and lifted to permit TD Bank, N.A., to proceed with its state court remedies to liquidate its liens on Debtors' real estate identified as 150 White Pine Drive, Pocono Lake, formerly known as 1110 Hemlock Drive, Pocono Lake, PA, Monroe County, PA, parcel no. 19/11A/1/154 (the "**Subject Property**"); and it is

FURTHER ORDERED, the remedies TD Bank, N.A., may pursue include but are not limited to conducting a sheriff's sale, and taking such action as necessary to secure possession of the Subject Property after the sheriff's sale; and it is

FURTHER ORDERED, TD Bank, N.A., is authorized to apply the proceeds received from the liquidation of the Subject Property to the debt Debtors owe to TD Bank, N.A., in the manner set forth in the loan documents.

By the Court,

A handwritten signature in black ink, appearing to read "John J. Thomas", written over a horizontal line.

John J. Thomas, Bankruptcy Judge
(PJR)

Dated: June 29, 2017